

## ***FISH & WILDLIFE COMMISSION AGENDA ITEM COVER SHEET***

**Meeting Date:** June 12, 2014

**Agenda Item:** Custer Avenue Property – Boundary Adjustment      **Division:** Department Management

**Action Needed:** Final Action

**Time Needed for this Presentation:** 5 minutes

### **Background**

Montana Fish, Wildlife & Parks owns a 12-acre site on Custer Avenue, about two miles north of FWP headquarters. The property houses FWP's Property Section, along with *Montana Outdoors* magazine, the print shop, a warehouse, a fabrication shop, and maintenance operations. An adjoining undeveloped parcel was recently sold by Northwestern Energy, and will be developed by the new owner (Liftwell LLC) as a retail showroom. The current boundary between the Liftwell parcel and the FWP property is at the edge of FWP buildings, with virtually no setback for building maintenance or other activities. With the pending new construction on the Liftwell parcel, both parties see benefit in relocating the boundary to accommodate their respective building footprints. For FWP, a boundary relocation will provide a needed buffer to our existing buildings, and offer the opportunity for a paint-shop or other addition to our fabrication shop. For Liftwell, the boundary relocation would provide parking on the west side of their lot. The boundary relocation would result in the transfer of less than one-quarter-acre of each ownership.

### **Public Involvement Process**

In recent months the FWP property and the Liftwell parcel were rezoned by the City of Helena to allow the new business use. The rezoning involved detailed review by city staff, public notification of the intended property use, and public comment at several stages in the process. No objections were raised, and the rezoning was approved by Helena planning board and Helena City Commission. The boundary relocation now proposed is consistent with the results of that rezoning process.

### **Alternatives and Analysis**

FWP can pursue the boundary relocation, or take "no action", thus maintaining the current situation. Under the current situation, however, FWP has no legal buffer to maintain two of our existing structures and no room to undertake modification of the fabrication shop. FWP also has management responsibility for two strips of land that are too narrow for any practical uses. The boundary relocation is an economical way to resolve these two issues.

### **Agency Recommendation & Rationale**

The Department recommends that the Commission approve the boundary relocation to improve the management and utility of FWP's Custer Avenue property.

### **Proposed Motion**

I move the Commission authorize the Department to relocate the boundaries between the Department's Custer Avenue property and the adjoining private parcel owned by Liftwell LLC, as appropriate to improve the management and utility of FWP's Custer Avenue property.